

056.A

0010

0007.0

Map

Block

Lot

1 of 1  
CARDCondominium  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
253,500 / 253,500  
253,500 / 253,500  
253,500 / 253,500

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		OLD COLONY LN, ARLINGTON

## OWNERSHIP

Owner 1:	OLD COLONY REALTY PARTNERS LLC	Unit #:	7
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6039																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	253,500			253,500		150874
							GIS Ref
							GIS Ref
							Insp Date
							10/10/17

Total Card	0.000	253,500	253,500	Entered Lot Size
Total Parcel	0.000	253,500	253,500	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	347.26	/Parcel: 347.26

Twn/City:	ARLINGTON	Parcel ID	056.A-0010-0007.0
St/Prov:	MA	Cntry:	

Postal:	02476	Type:	
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PREVIOUS ASSESSMENT	Date	Time
2022	102	FV
2021	102	FV
2020	102	FV
2019	102	FV
2018	102	FV
2017	102	FV
2016	102	FV
2015	102	FV

Asses'd Value	Notes	Date
253,500	Year end	12/23/2021
249,900	Year End Roll	12/10/2020
242,800	Year End Roll	12/18/2019
223,500	Year End Roll	1/3/2019
184,800	Year End Roll	12/20/2017
171,900	Year End Roll	1/3/2017
171,900	Year End	1/4/2016
162,000	Year End Roll	12/11/2014

Parcel ID	056.A-0010-0007.0	!4766!
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PRIOR ID # 1:	150874
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	

PRINT	Date	Time
	12/30/21	01:06:12

LAST REV	Date	Time
	04/26/18	11:44:25

mmcmakin
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PAT ACCT.	4766
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GRANTOR	LEGAL REF	TYPE	DATE	SALE CODE	SALE PRICE	V	TST	VERIF	NOTES
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	18249-339		6/1/1987			No	No	N	

BUILDING PERMITS	ACTIVITY INFORMATION
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DATE	RESULT	BY	NAME
10/10/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
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_____	_____	_____
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 7 - Condo Garden				Full Bath: 1	Rating: Average			Building Number 10.														
Sty Ht: 1 - 1 Story				A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																	
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average																	
Prime Wall: 7 - Brick				A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 2 - Hip				RESIDENTIAL GRID																		
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 1												
Color: BRICK				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O													
View / Desir: N - NONE				Frl: 0	Rating: Average			Other														
GENERAL INFORMATION				WSFlue:	Rating:			Upper														
				CONDO INFORMATION				Lvl 2														
				Location: R - Rear				Lvl 1														
				Total Units:				Lower														
				Floor: 2 - 2nd Floor				Totals	RMS: 4	BRs: 2	Baths: 1	HB: 0										
				% Own: 0.552500010				REMODELING				RES BREAKDOWN										
				Name: 24 - 6039				Exterior:			No Unit	RMS	BRS	FL								
INTERIOR INFORMATION				DEPRECIATION				Interior:			1	4	2	0								
				Phys Cond: AV - Average	30. %			Additions:														
				Functional:		%		Kitchen:														
				Economic:		%		Baths:														
				Special:		%		Plumbing:														
				Override:		%		Electric:														
				Total:	30.6 %			Heating:														
				CALC SUMMARY				General:														
				Basic \$ / SQ: 325.00				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL						
				Size Adj.: 1.32191777				Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
				Const Adj.: 1.06018400									GLA	Gross Liv Ar	730	455.480	332,500					
				Adj \$ / SQ: 455.480																		
				Other Features: 32756																		
				Grade Factor: 1.00																		
				NBHD Inf: 1.00000000																		
				NBHD Mod:																		
				LUC Factor: 1.00																		
				Adj Total: 365256																		
				Depreciation: 111768																		
				Deprecated Total: 253487																		
MOBILE HOME				Make:			Model:		Serial #		Year:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 056.A-0010-0007.0												IMAGE						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value					
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc						